

A U S T I N C I T Y C O U N C I L

AGENDA

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Wednesday, August 09, 2006

+ Back Print

**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 4

Subject: C14-05-0151 - Flex 15 - Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8420 Longview Road (Williamson Creek Watershed-Barton Springs Zone; South Boggy Creek Watershed) from rural residence (RR) district zoning to single-family residence-small lot-conditional overlay (SF-4-CO) combining district zoning with conditions. First reading approved on March 23, 2006. Vote: 7-0. Applicant: Flex Realty (Brett Vance). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719. A valid petition has been filed in opposition to this rezoning request.

Additional Backup Material
(click to open)
 Staff Report

For More Information:

SECOND READING SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0151

REQUEST:

Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 8420 Longview Road (Williamson Creek Watershed – Barton Springs Zone; South Boggy Creek Watershed) from rural residence (RR) district zoning to townhouse and condominium residence (SF-6) district zoning with conditions.

DEPARTMENT COMMENTS:

Watershed Protection and Development Review Staff has analyzed eight development scenarios of conceptual subdivision layouts and an estimated number of dwelling units that could be built. The scenarios also account for the application of two possible watershed regulations and combinations thereof for each zoning district: 1) a portion within the Barton Springs Zone and the South Boggy Creek watershed and 2) a portion in Williamson Creek and the South Boggy Creek watershed. (The determination of applicable watershed regulations will be made during the site plan review process, when geologic testing at different points on the site is completed.) The number of units varies between 46 (all SF-2 development and site location within the Barton Springs Zone / South Boggy Creek) and 120 (MF-1 development and within the Williamson Creek and South Boggy Creek watersheds). Applicant has also provided two conceptual subdivision layouts, also attached, and would like to pursue SF-6 zoning.

A valid petition of 28.39% has been filed by the adjacent property owners in opposition to this rezoning request.

At First Reading, the Council approved SF-4A-CO with the Conditional Overlay limiting the number of daily trips to 1,000 and a Restrictive Covenant for the conditions of the Neighborhood Traffic Analysis. Council requested that Staff evaluate access to Cameron Loop and Longview Road, and the differences between SF-4A and SF-6 zonings in terms of functional density.

OWNER/APPLICANT: Flex Realty, L.P. (Brett Vance)

AGENT: Jim Bennett Consulting (Jim Bennett)

DATE OF FIRST READING: March 23, 2006, approved SF-4A-CO district zoning with conditions, on First Reading (7-0).

CITY COUNCIL HEARING DATE: August 9, 2006

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us



MEMORANDUM

To: Wendy Walsh, Case Manager
Neighborhood Planning & Zoning Department

From: George Zapalac
Watershed Protection & Development Review Department

Date: July 19, 2006

Subject: Flex 15
8420 Longview Rd.
C14-05-0151

The following information is provided in response to questions raised by City Council during first reading of this zoning case on March 23, 2006. Staff was asked to evaluate access to Cameron Loop and Longview Road, and to analyze the differences among SF-2, SF-4A, and SF-6 in terms of functional density.

Development Constraints

The subject property is located at the intersection of Longview Rd. and Cameron Loop, near the boundary of the Edwards Aquifer Recharge Zone. The property is also very near the boundary separating the Williamson Creek watershed from the South Boggy Creek watershed. Because the exact boundary of the Recharge Zone has not been determined in this area, the applicant will be required at the time of subdivision or site plan to conduct geologic testing at various points on the property to identify the watershed boundaries. The applicable watershed regulations will then be applied to the property to determine impervious cover limitations and other applicable restrictions. The property is also crossed by a pipeline and contains areas of steep slopes, which reduce the developable portion of the property by approximately 2.5 acres.

Based on existing information, staff has estimated that the results of on-site testing will likely be one of the following with respect to watershed boundaries:

- (A) Approximately 45% of the property (or 6.8 acres) is within the Barton Springs – Edwards Aquifer Recharge Zone and would be limited to 15% impervious cover. The remaining 55% (or 8.2 acres) is within the South Boggy Creek watershed and would be limited to

55% impervious cover for single-family development and 60% for multi-family development.

- (B) Approximately 45% of the property (or 6.8 acres) is within the Williamson Creek watershed, and the remaining 55% (or 8.2 acres) is within the South Boggy Creek watershed. In both watersheds, development would be limited to 55% impervious cover for single-family development and 60% for multi-family development.

Alternative Scenarios

Each of the watershed patterns described above was analyzed for four different development densities: SF-2 (single-family residence – standard lot), SF-4A (single-family residence – small lot), SF-6 (condominium), and MF-1 (multi-family – limited density). These eight scenarios are summarized in the attached table. All numbers in the table are approximations based on conceptual plans because detailed information about site characteristics is not available and the plans have not been engineered. For each scenario, the table identifies impervious cover, developable area, number of units, gross density, net density, and number of vehicle trips per day. Major findings are:

- Impervious cover is lowest under SF-2 and highest under SF-6 and MF-1. One reason is that the impervious cover allowed by the ordinance is probably not achievable under SF-2 or SF-4A scenarios due to site constraints.
- The developable area is similar for all the scenarios except 3A and 4A, where clustering of the development is assumed because of the watershed ordinance limitations.
- The number of vehicle trips per day is lowest under SF-2 and highest under MF-1-CO, as would be expected since the more intensive zoning districts allow for the development of more units.

The applicant also prepared proposed subdivision layouts for SF-2 and SF-4A which are attached. These layouts show slightly higher densities than the staff scenarios but did not take into account the steep slopes on the property which will likely require variances.

Access Issues

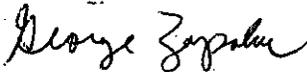
Two narrow residential streets abut the project: Longview Rd. and Cameron Loop. Both are substandard roads approximately 20 feet wide which were originally built in the County. The Land Development Code identifies the desirable operating level for residential streets less than 30 feet wide to be 1,200 trips per day. Both streets already carry more than this volume. Longview currently carries 1,585 vehicles and Cameron Loop carries 3,367 vehicles. Any zoning change on the property will result in additional increases in the undesirable operating levels on these streets. On first reading, Council limited the traffic to a maximum of 1,000 trips per day; however, staff's analysis has concluded that this limit is likely unattainable due to site constraints. Staff projects future traffic to vary from 509 trips per day for SF-2 to 872 trips per day for MF-1-CO.

The Zoning and Platting Commission recommended that access to Cameron Loop be limited to emergency access only. Access from the site to Cameron Loop is not essential and would have

to cross the pipeline easement, but staff would recommend that the access not be restricted because there are no houses which directly front on Cameron Loop and access would better disperse the traffic.

The Commission also recommended that left-turn access to Longview be prohibited. This restriction would discourage traffic from traveling along the residential portion of Longview north of the site where traffic volumes are already high. Therefore, staff supports this recommendation.

Please contact me at 974-2725 if you have any questions.



George Zapalac
Development Services Manager

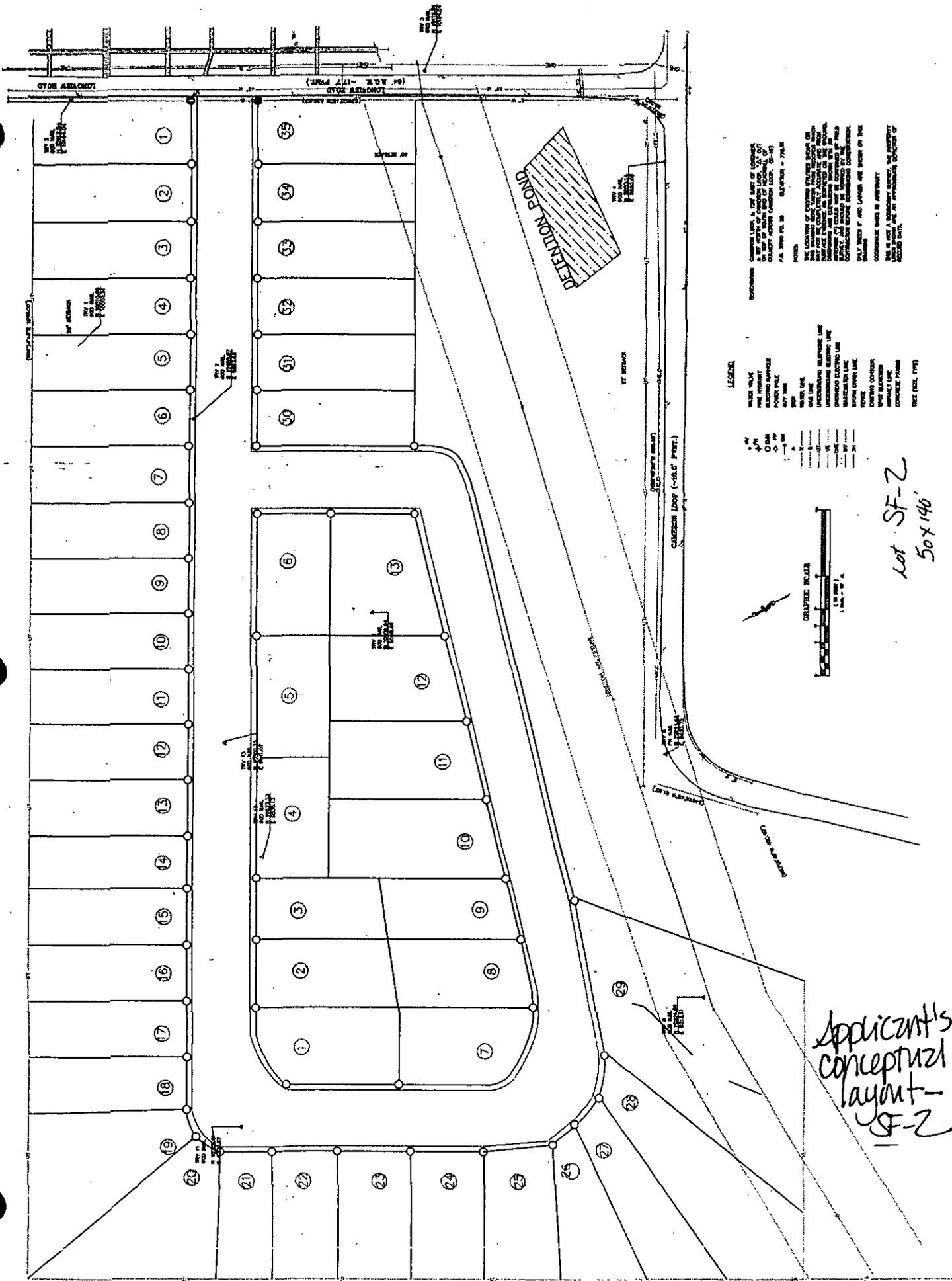
Attachment

Flex 15 Tract (C14-05-0151)
8420 Longview Rd.

Alternative Scenarios

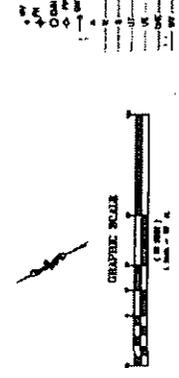
	SF-2 Zoning (50' x 120' lots)		SF-4A Zoning (40' x 90' lots)*		SF-6-CO Zoning**		MF-1-CO zoning***	
	Scenario 1A	Scenario 1B	Scenario 2A	Scenario 2B	Scenario 3A	Scenario 3B	Scenario 4A	Scenario 4B
Impervious Cover (ac.)	3.38	3.90	4.10	5.10	5.73	8.71	5.73	8.71
Developable Area (ac.)	11.60	11.10	11.40	11.00	7.69	11.12	7.69	11.12
Number of Lots or Units	46	52	57	71	105	105	120	120
Density (units/gross ac.)	3.06	3.46	3.79	4.73	7.00	7.00	8.00	8.00
Density (units/developable ac.)	3.97	4.68	5.00	6.45	13.65	9.44	15.60	10.79
Vehicle Trips per Day	509	570	620	759	669	669	872	872
Scenarios 1A, 2A, 3A, and 4A: Portion of site in SOS/BSZ and portion in South Boggy Creek.								
Scenarios 1B, 2B, 3B, and 4B: Portion of site in Williamson Creek and portion in South Boggy Creek.								
*Approved by Council on 1st reading								
** Staff recommendation								
***ZAP recommendation								

All numbers are approximate based on conceptual plans.



CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES.

LEGEND
 WATER MAIN
 SEWER MAIN
 GAS MAIN
 ELECTRIC MAIN
 FIBER OPTIC
 FIRE ALARM
 TELEPHONE
 CABLE TV
 SLOPE
 FINISH GRADE
 EXISTING GRADE
 PROPOSED GRADE
 EXISTING CURB
 PROPOSED CURB
 EXISTING DRIVE
 PROPOSED DRIVE
 EXISTING SIDEWALK
 PROPOSED SIDEWALK
 EXISTING CONCRET
 PROPOSED CONCRET
 EXISTING ASPHALT
 PROPOSED ASPHALT
 EXISTING CONCRET PAVEM
 PROPOSED CONCRET PAVEM



Lot SF-2
 50x140'
 50 Lots

Applicant's
 conceptual
 layout -
 SF-2

NO. 1
 1/2" = 10'

PETITION

Case Number:

C14-05-0151

Date:

June 15, 2006

Total Area within 200' of subject tract: (sq. ft.) 833,430.48

1	04-1927-0321	HOYT WILLIAM H WINSLOW	2,388.75	0.29%
2	04-1927-0322	ELIZABETH O	2,388.75	0.29%
3	04-1927-0325	GARZA PAULINO	3,031.59	0.36%
4	04-1927-0401	ALFORD STEPHEN GONZALES JERRY R	9,080.86	1.09%
5	04-1927-0403	& BLANCHE A	9,152.12	1.10%
6	04-1927-0404	GOODMAN CLINTON	9,059.62	1.09%
7	04-1927-0405	WIGGINS LINDA	9,005.18	1.08%
8	04-1927-0406	GILDER EFFIE J STEVENSON ROBERT	9,009.45	1.08%
9	04-1927-0407	MARK	9,011.51	1.08%
10	04-1927-0408	RYAN GARY E SWEENEY JANICE	11,398.90	1.37%
11	04-1927-0411	MICHELLE	6,585.38	0.79%
12	04-1927-0414	ROSTAMI EDDIE	2,268.97	0.27%
13	04-1927-0415	HAYNES DAVID S CANTU DAVID &	3,276.67	0.39%
14	04-1927-0416	SHANNON	319.87	0.04%
15	04-1927-0901	HICE AUSTIN	408.65	0.05%
16	04-1927-0923	JONES NICOLE	836.59	0.10%
17	04-1927-0924	ESMURRIA	3,794.05	0.46%
18	04-1927-1001	CAVE CHERYL	10,572.26	1.27%
19	04-1927-1002	BURNETT DOCHELE	7,517.72	0.90%
20	04-1927-1003	CASTRO VELMA	7,682.65	0.92%
21	04-1927-1004	MACIAS CIRILO S	7,554.30	0.91%
22	04-1927-1005	HAYDON VICKI WALLACE WALTER	7,466.32	0.90%
23	04-1927-1006	THOMAS	13,820.64	1.66%
24	04-1927-1007	LUTZ TOYA & DAWN MARIA MCLEAN	333.33	0.04%
25	04-1928-0637	NEWSOM EDWIN HALL HAROLD M JR &	1,117.01	0.13%
26	04-1928-0638	TARIE	7,856.11	0.94%
27	04-2223-0430	PETROSKY TOMIO & MISAKO Y	6,274.81	0.75%
28	04-2223-0431	STRINGER ARTHUR I & YAPING L	13,271.36	1.59%
29	04-2223-0432	ALBERT PAUL & SUSANNE L	9,977.31	1.20%
30	04-2223-0434	TRINGALI JOSEPH & REFUGIO B	8,835.44	1.06%
31	04-2223-0435	JAIMES-LEON ANDRES	5,952.89	0.71%
32	04-2223-0436	VAUGHAN DALE NEIL	4,236.72	0.51%
33	04-2223-0433	DIEDRICH SUSAN DOWNING CHEVIS &	12,182.41	1.46%
34	04-1927-0409	MARY	12,463.65	1.50%
35	04-1927-0410	POWERS JULIETTE	8,439.44	1.01%
36				0.00%
37				0.00%

Validated By:

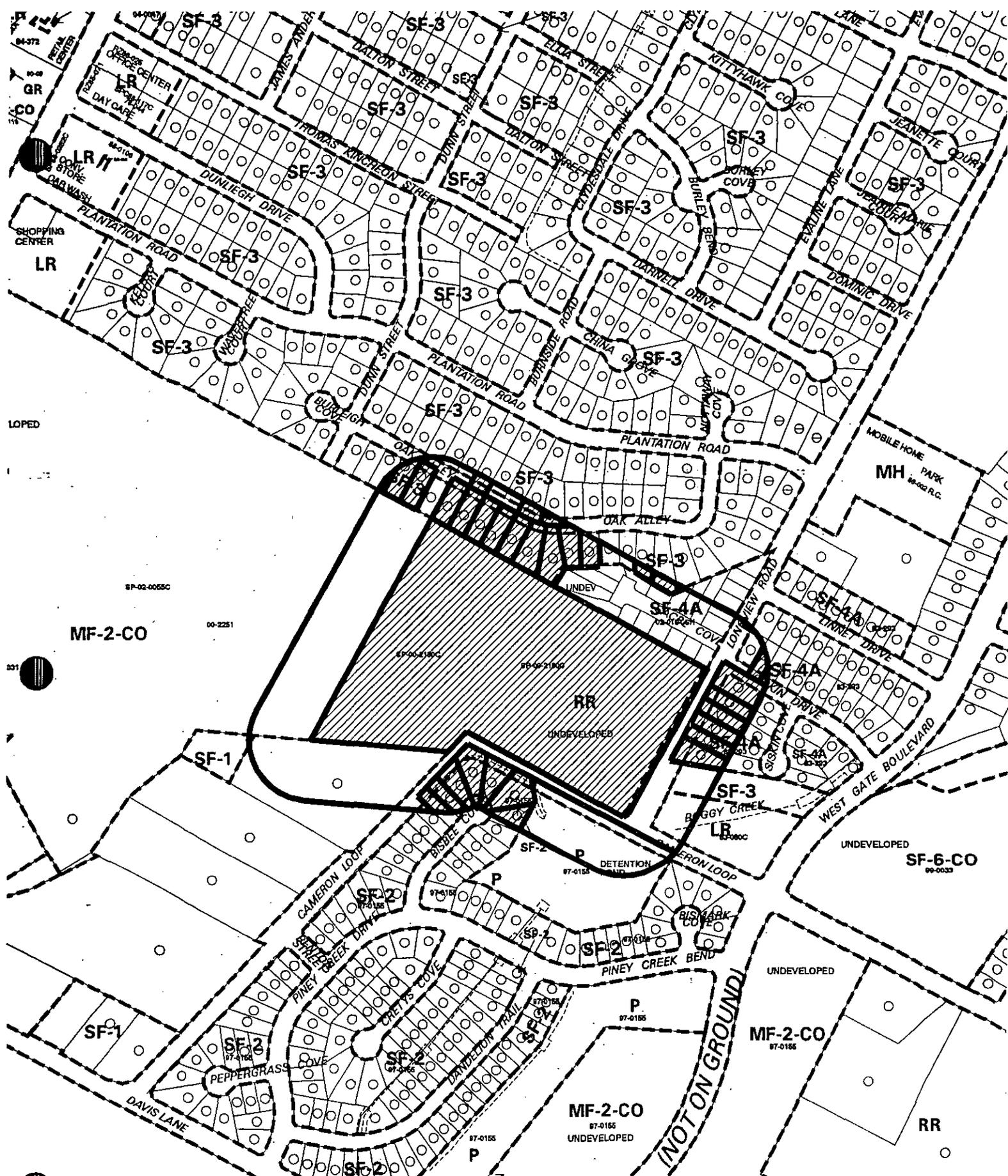
Stacy Meeks

Total Area of Petitioner:

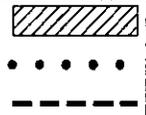
236,571.29

Total %

28.39%



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W. WALSH



CASE #: C14-05-0151
 ADDRESS: 8420 LONGVIEW RD
 SUBJECT AREA (acres): 15.020

PETITIONS

DATE: 06-06
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 D16

1" = 400'

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0151

Z.P.C. DATE: December 6, 2005
January 17, 2006

ADDRESS: 8420 Longview Road

OWNER: Flex Realty, L.P. (Brett Vance)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: RR

TO: MF-3

AREA: 15.025 acres

AMENDED TO: SF-6 (March 23, 2006)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence –conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay: 1) limits the density to 7 dwelling units per acre and 2) the number of daily vehicle trips to 1,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated November 16, 2005 and provided as Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 6, 2005: *POSTPONED TO 01/17/06 AT THE REQUEST OF THE NEIGHBORHOOD.*

[J. MARTINEZ; M. HAWTHORNE – 2ND] (7-0) J. PINNELLI – ILL; K. JACKSON - ABSENT

January 17, 2006: *APPROVED MF-1-CO DISTRICT ZONING WITH THE CONDITIONAL OVERLAY FOR 1) 1,000 TRIPS; 2) MAXIMUM OF 8 UNITS PER ACRE; 3) DRIVEWAY AND EGRESS FROM THE PROPERTY TO LONGVIEW ROAD SHALL BE RIGHT TURN-OUT ONLY; 4) DRIVEWAY ACCESS TO CAMERON LOOP SHALL BE LIMITED TO EMERGENCY ACCESS ONLY; 5) HOODED AND SHIELDED LIGHTING IS REQUIRED AND WITHIN 25-FEET FROM THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES; 6) THE HEIGHT FOR ALL BUILDINGS IS LIMITED TO TWO STORIES OR 28- FEET IN HEIGHT; 7) RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS.*

[M. HAWTHORNE; J. MARTINEZ – 2ND] (7-0) K. JACKSON, J. GOHIL – ABSENT

ISSUES:

Watershed Protection and Development Review Staff has analyzed eight development scenarios of conceptual subdivision layouts and an estimated number of dwelling units that could be built. The scenarios also account for the application of two possible watershed

regulations and combinations thereof for each zoning district: 1) a portion within the Barton Springs Zone and the South Boggy Creek watershed and 2) a portion in Williamson Creek and the South Boggy Creek watershed. (The determination of applicable watershed regulations will be made during the site plan review process, when geologic testing at different points on the site is completed.) The number of units varies between 46 (all SF-2 development and site location within the Barton Springs Zone / South Boggy Creek) and 120 (MF-1 development and within the Williamson Creek and South Boggy Creek watersheds). Applicant has also provided two conceptual subdivision layouts, also attached, and would like to pursue SF-6 zoning.

A valid petition of 28.39% has been filed by the adjacent property owners in opposition to this rezoning request. Petition information is located at the back of the Staff report.

On December 21, 2005, the Applicant met with the Cherry Creek Southwest Homeowners Association and other nearby concerned neighbors to discuss the proposed rezoning application. The three parties agreed to MF-1-CO district zoning with the Conditional Overlay for trips, density, driveway access, lighting, and height as recommended by the Zoning and Platting Commission. The Applicant, Association and nearby concerned neighbors also agreed to pursue a private Restrictive Covenant regarding the directional outflow of the pond and sidewalk installation along the east side of Longview Road.

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

After the Zoning and Platting Commission meeting, members of the Neighborhood of Westgate and Plantation Neighborhood Association contacted Staff about their concerns with the Applicant's request for MF-1-CO zoning. Subsequently, on February 28, 2006, the Applicant met with these two associations who expressed their concern with the ZAP recommendation of right-turn out egress only to Longview Road.

DEPARTMENT COMMENTS:

The subject property is undeveloped, has frontage on Longview Road and Cameron Loop, and is zoned rural residence (RR). There are established single family residential subdivisions to the north, east and south, as well as an undeveloped single family residential subdivision (north – SF-4A) and undeveloped commercial land at the northeast corner of Cameron Loop and Longview Road (LR). Adjacent to the west, there is a multi-family residential development which takes access to Brodie and Davis Lanes (MF-2-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant is proposing to rezone the property to the multi-family residence medium density (MF-3) district so that it may be developed with multi-family residential uses. The property is uniquely situated within two watersheds, the western one of which is located in the Barton Springs Zone. There is also a natural gas liquids pipeline extending through the southern portion of the site. The topographic constraints and the pipeline present a challenge in site development, but also provide the opportunity for clustered development. The Staff

recommends the townhouse and condominium residence (SF-6) district to provide greater compatibility with the surrounding single family residential character of Cameron Loop and Longview Road, and an SF-2 / SF-3 density consistent with the existing subdivision to the north. Applying an SF-2 / SF-3 density of 7 units per acre results in a maximum of 105 units that could be constructed on site. The Staff also recommends limiting the property to uses that generate less than 1,000 vehicle trips per day, given existing operational characteristics of Longview Road and Cameron Loop.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	SF-3; SF-4A	Single family residences; Undeveloped
<i>South</i>	SF-1; RR; P	Single family residences, both on large and standard lots; Detention pond
<i>East</i>	LR; SF-3; SF-4A; SF-6-CO	Undeveloped; Pipeline easement; Single family residences
<i>West</i>	MF-2-CO	Apartments

AREA STUDY: N / A

NTA: Is required – Please refer to Attachment A

WATERSHED: Williamson Creek – Barton Springs Zone; South Boggy Creek

DESIRED DEVELOPMENT ZONE: No – Williamson Creek; Yes – South Boggy Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 12 – Brodie Lane Homeowners Association
- 384 – Save Barton Creek Association
- 428 – Barton Springs / Edwards Aquifer Conservation District
- 511 – Austin Neighborhoods Council
- 627 – Onion Creek Homeowners Association
- 649 – Plantation Neighborhood Association
- 742 – Austin Independent School District
- 943 – Save Our Springs Alliance
- 997 – Tanglewood Oaks Owners Association
- 327 – Neighborhood of Westgate
- 385 – Barton Springs Coalition

SCHOOLS:

	<i>School Capacity</i>	<i>School Membership</i>
Boone Elementary School	740	575
Covington Middle School	1,100	862
Crockett High School	2,125	2,038

Source: Mr. Dan Robertson, Director of Planning Services at Austin Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0191	Sf-3 to SF-4A	To Grant SF-4A	Approved SF-4A (2-27-03).
C14-00-2251	RR; DR; SF-6; SF-6-CO; LR; LR-CO; GR to GR; MF-2-CO	Recommended GR-CO with CO for TIA; prohibit pawn shops; provide 50' wide vegetative buffer on the east property line.	<p>Approved GR-CO for Tract 1 with the following CO: drive-in service is prohibited as an accessory use to commercial uses; prohibit service station; automotive sales; automotive rentals; automotive repair service; automotive washing (any type); off-site accessory parking; communication service facilities; safety services; local utility services; pawn shops; FAR limited to 0.07847; FAR for general retail sales (general and convenience) is limited to 0.05336 to 1; and FAR for restaurant general is limited to 0.04709 to 1.</p> <p>Approved MF-2-CO for Tract 2. CO limits property to 8 units per acre; 250' vegetative buffer along the north property line and extending eastward to the northeast corner of the tract; 50' wide vegetative buffer along</p>

			the east property line; improvements within buffer zones limited to drainage, underground utility improvements or those required by the City; construction of water quality and detention facilities is prohibited within 50' of the entire north property line. (10-4-01)
C14-99-0033	SF-3 to SF-6	To Grant SF-6 for Tract 1 and RR for Tract 2, with conditions.	Approved SF-6-CO for Tract 1 with the CO for a 75 foot wide buffer zone along the east property line, and a maximum of 96 dwelling units; RR for Tract 2 (8-19-99).
C14-97-0156 (Southland Oaks MUD - Brodie at West Slaughter Lane)	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF-2; MF-3; MF-4; NO; LO; GO; LR; GR; CS; P	To Grant staff recommendation	Approved RR; SF-2; SF-4A; LO; P with conditions (6-25-98)
C14-97-0155 (Southland Oaks MUD - Cameron Loop at Davis Lane)	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF-2; MF-3; MF-4; LR; GR; P	To Grant staff recommendation of RR; SF-1 through SF-6; MF-1 through MF-4; LR; GR; CS; P with conditions	Approved PC recommendation of SF-2; SF-3; MF-2-CO; LR-CO; P (7-9-98)

RELATED CASES:

The results of a 1999 land status determination were that the subject property was considered a legal lot (C8i-99-2123). On March 9, 2001, an administrative site plan was approved for Victorious Life Church (SP-00-2180C). The site plan was for a one-story, 6,000 square foot church and adjacent parking lot with development clustered at the northeast corner of the site. The site plan expired on March 9, 2004.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Longview Road	Varies	20 feet	Collector – 1,585 vpd	No	No	Yes
Cameron Loop	60 feet	20 feet	Collector – 3,367 vpd	No	No	No

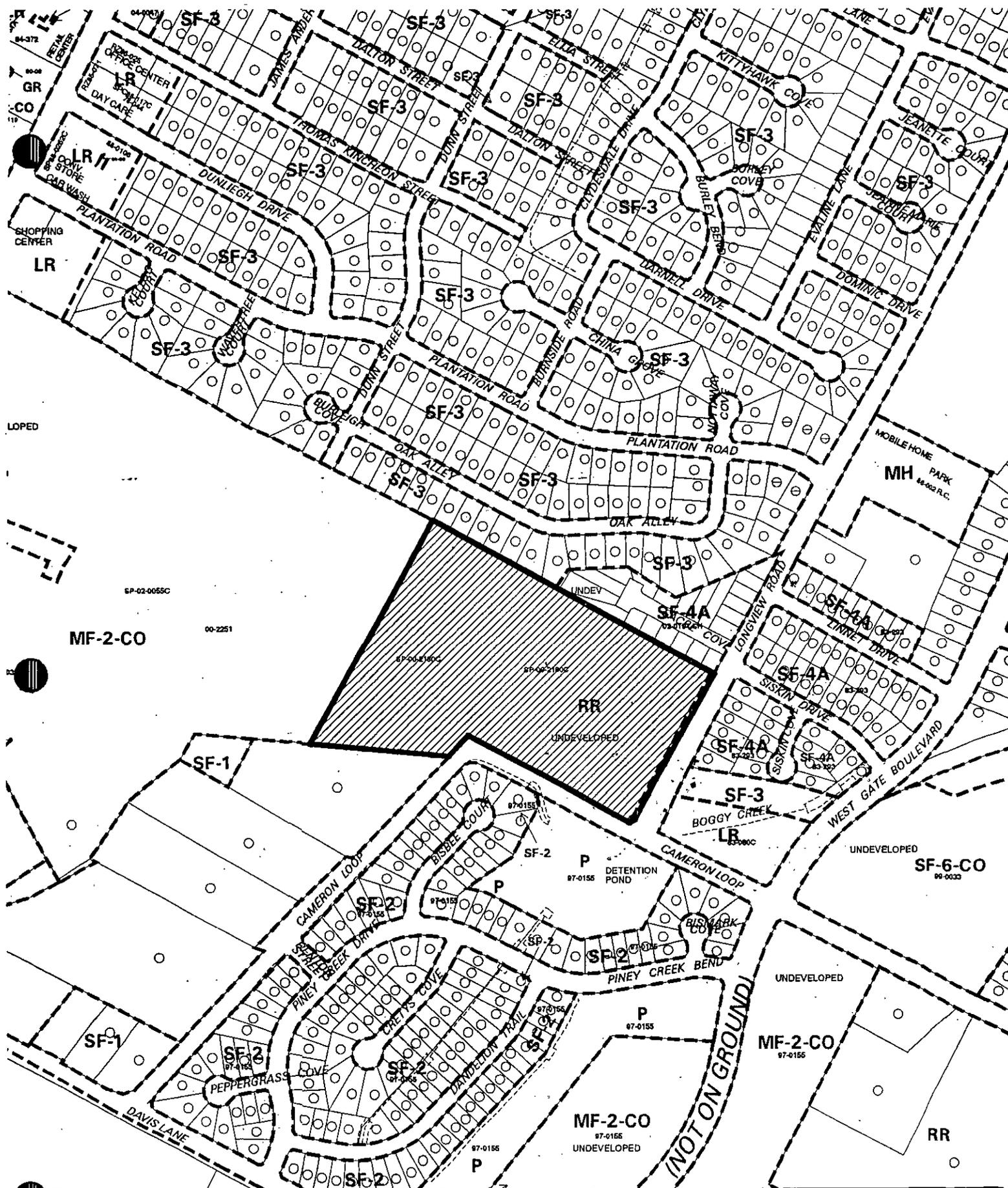
CITY COUNCIL DATE: March 23, 2006**ACTION:** Approved SF-4A-CO district zoning with the CO for 1,000 trips and a Restrictive Covenant for the conditions of the Neighborhood Traffic Analysis, on First Reading (7-0).**NOTE:** Staff to look at access to Cameron Loop and Longview Road, and the differences between SF-4A and SF-6 zonings in terms of functional density.

July 27, 2006

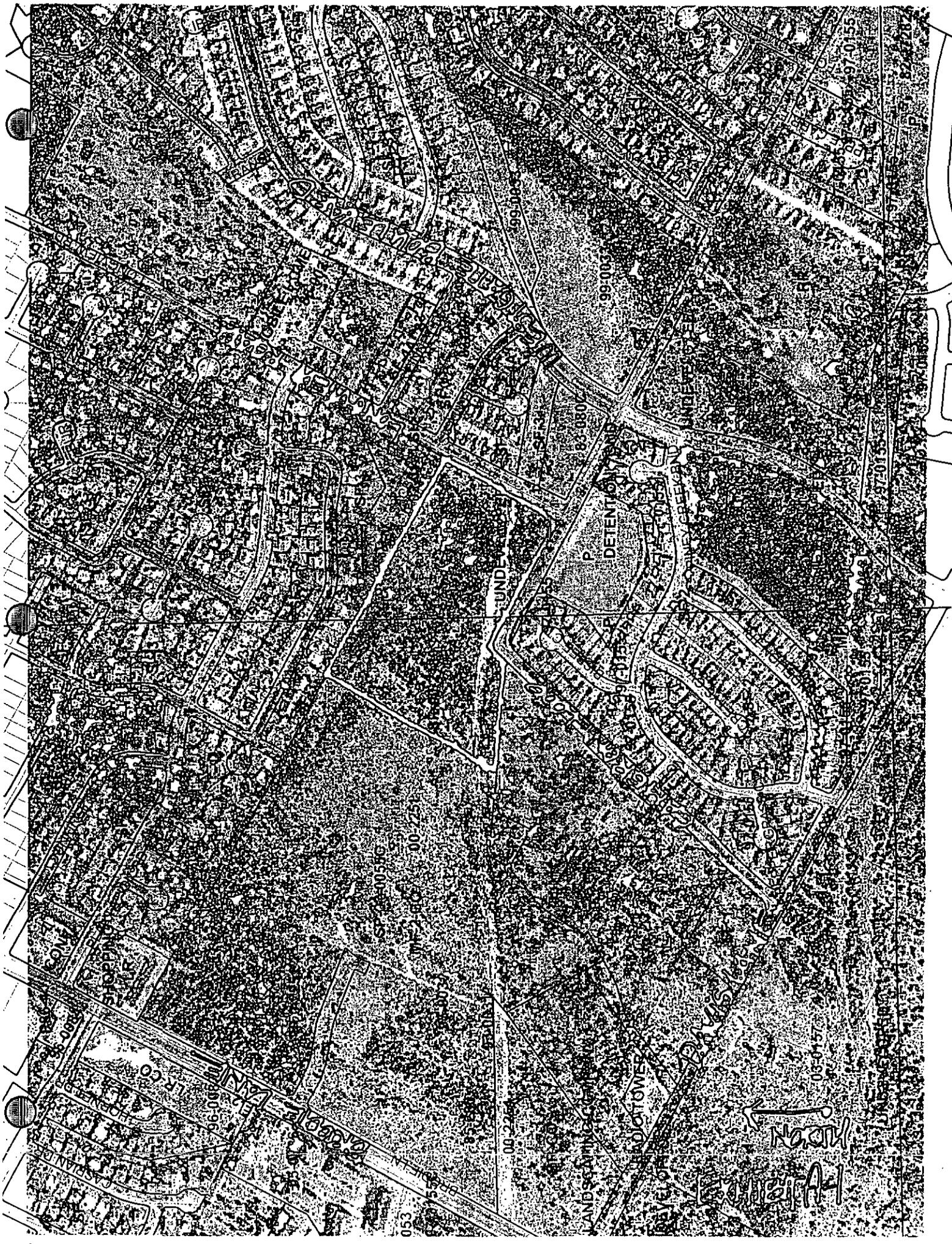
Approved a Postponement request by the Staff to August 9, 2006 (7-0).

August 9, 2006

ORDINANCE READINGS: 1st March 23, 2006 2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us**PHONE:** 974-7719



	SUBJECT TRACT		ZONING	EXHIBIT A	CITY GRID REFERENCE NUMBER	
	PENDING CASE		CASE #:	C14-05-0151	D16	
	ZONING BOUNDARY		ADDRESS:	8420 LONGVIEW RD	DATE:	05-10
	CASE MGR: W. WALSH		SUBJECT AREA (acres):	15.020	INTLS:	SM



← NORTH
EAST



MEMORANDUM

TO: Wendy Walsh, Case Manager
CC: Jim Bennett
FROM: Emily M. Barron, Transportation Planner
DATE: November 16, 2005
SUBJECT: Neighborhood Traffic Analysis for Longview Road and Cameron Loop
Zoning Case: Cameron Loop and Longview Road C14-05-0151

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The 15.02-acre tract proposes a multi family use. The site is located in south Austin at the northwest corner of Cameron Loop and Longview Road. The project, which is currently zoned Rural Residence (RR), is requesting a change to Multi Family Residence (MF-3). The tract will have vehicular access to Longview and Cameron Loop. Surrounding the tract to the north is single family, to the west is multi family, Cameron Loop creates the southern border and to the east is Longview Road.

Roadways

Long view Road is classified as a collector street with a varying right-of-way and 20' of pavement and carries approximately 1,585 vehicles per day (vpd).

Cameron Loop is classified as a collector street with 60' of right-of-way and 20' of pavement and carries approximately 3,367vpd.

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed development at the time of site plan will generate approximately 1,996 vehicles per day (vpd).

Trip Generation		
LAND USE	SIZE	VPD
Condominiums	380du	1,996
TOTAL		1,996

Distribution of trips was estimated as follows:

Street	Site Traffic
Longview Road	34%
Cameron Loop	66%

Below is a table containing the estimated number of trips that will affect each street:

ATTACHMENT A

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Longview Road	1,585	680	2,265
Cameron Loop	3,367	1,320	4,687

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of less than 30' should carry 1,200 vehicles per day or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Cameron Loop and Longview Road are both classified as collector roadways.
2. The traffic along both Longview Road and Cameron Loop exceed the minimum requirements established in Section 25-6-116. The traffic along Longview Road exceeds the requirements of this section by 1,065vpd while Cameron Loop is exceeded by 3,487vpd.
3. Staff recommends that boundary street improvements be required at the time of subdivision and/or site plan. Longview Road should be upgraded to 36' of pavement and Cameron Loop should both be upgraded to 40' of pavement, which would allow for an increase in the desirable operating level to 1,800vpd and 4,000vpd, respectively.
4. This site should be limited through a conditional overlay to 1,000 trips per day. This would allow for 168 dwelling units to be constructed on site. With this limitation the traffic on Longview Road would increase to 1,925vpd and Cameron Loop would increase to 4,027.
5. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from a project has an insignificant effect on the residential street.

If you have any questions or require additional information, please contact me 974-2788.



Emily M. Barron

Sr. Planner ~ Transportation Review

Watershed Protection and Development Review Department

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence –conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay: 1) limits the density to 7 dwelling units per acre and 2) the number of daily vehicle trips to 1,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated November 16, 2005 and provided as Attachment A.

BACKGROUND

The subject property is undeveloped, has frontage on Longview Road and Cameron Loop, and is zoned rural residence (RR). There are established single family residential subdivisions to the north, east and south, as well as an undeveloped single family residential subdivision (north – SF-4A) and undeveloped commercial land at the northeast corner of Cameron Loop and Longview Road (LR). Adjacent to the west, there is a multi-family residential development which takes access to Brodie and Davis Lanes (MF-2-CO).

The applicant is proposing to rezone the property to the multi-family residence medium density (MF-3) district so that it may be developed with multi-family residential uses. The property is uniquely situated within two watersheds, the western one of which is located in the Barton Springs Zone. There is also a natural gas liquids pipeline extending through the southern portion of the site. The topographic constraints and the pipeline present a challenge in site development, but also provide the opportunity for clustered development. The Staff recommends the townhouse and condominium residence (SF-6) district to provide greater compatibility with the surrounding single family residential character of Cameron Loop and Longview Road, and an SF-2 / SF-3 density consistent with the existing subdivision to the north. Applying an SF-2 / SF-3 density of 7 units per acre results in a maximum of 105 units that could be constructed on site. The Staff also recommends limiting the property to uses that generate less than 1,000 vehicle trips per day, given existing operational characteristics of Longview Road and Cameron Loop.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The SF-6, Townhouse and Condominium Residence District, is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The applicant intends to develop the property with a condominium project consisting of two attached condominium units per structure.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

The Staff recommends the townhouse and condominium residence (SF-6) district to provide greater compatibility with the surrounding single family residential character of Cameron Loop and Longview Road, and an SF-2 / SF-3 density consistent with the existing subdivision to the north. Applying an SF-2 / SF-3 density of 7 units per acre results in a maximum of 105 units that could be constructed on site. The Staff also recommends limiting the property to uses that generate less than 1,000 vehicle trips per day, given existing operational characteristics of Longview Road and Cameron Loop.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped. The middle portion of the site is moderately wooded and slopes to the south and east. A natural gas liquids (Longhorn) pipeline extends through the southern portion of the site.

Impervious Cover

The maximum impervious cover allowed by the **MF-3** zoning district (as requested by the Applicant) would be 60% within the South Boggy Creek watershed which is based on the more restrictive watershed regulations. Within the Williamson Creek watershed, the maximum impervious cover would be either 15% or 25%, based on the more restrictive watershed regulations, and as further explained in the Environmental section below.

The maximum impervious cover allowed by the **SF-6** zoning district (as recommended by the Staff) would be 55% within the South Boggy Creek watershed which is a consistent figure between the watershed and zoning regulations. Within the Williamson Creek watershed, the maximum impervious cover would be either 15% or 25%, based on the more restrictive watershed regulations, and as further explained in the Environmental section below.

Environmental

According to current City of Austin maps, the site lies in two watersheds that are classified as follows:

South Boggy Creek - The eastern portion of the site lies within the South Boggy Creek Watershed which is classified as Suburban Watershed. This watershed lies within the Desired Development Zone.

Williamson Creek - The western portion of the site lies within the Williamson Creek Watershed, a portion of which is classified as Barton Springs Zone. This portion lies within the Drinking Water Protection Zone.

The site is not currently considered to lie over the over the Edward's Aquifer Recharge Zone, however the property is transected north to south by a Georgetown rock formation outcrop that contributes to the Edwards Aquifer. Due to the complicated nature of the watersheds on

this site, further study of the drainage of this site should be done to determine the exact boundaries.

Under current watershed regulations, development or redevelopment within the *Suburban* portion this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Areas within the Barton Springs Zone are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, this site is not known to contain any Critical Environmental Features. Since this site is not currently developed, this does not preclude the possibility that features may still exist.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- *Structural controls*: Sedimentation and filtration basins with increased capture volume and 2 year detention.
- Within the BSZ, runoff is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

The trip generation under the requested zoning is estimated to be 3,604 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be

limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results are provided in Attachment A. [LDC, Sec. 25-6-114]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustments. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan

A large portion of the site contains a hazardous pipeline overlay; any new development would be required to comply with Section 25-2-516.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the north, south and east property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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www.ci.austin.tx.us/development

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

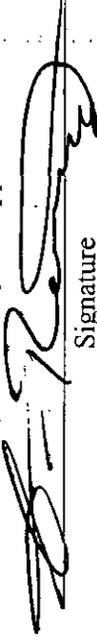
December 6, 2005 Zoning and Platting Commission

Aaron Rathz

Your Name (please print)

3213 Plantation Rd, Austin TX 78745

Your address(es) affected by this application



Signature

11-26-2005

Date

Comments: The proposed development is not

centrally located and multiple use is not desirable. This neighborhood includes single family homes. Young children play in many of these yards. We already have too much traffic on Longview and Plantation Roads without adding this burden to the current homeowners. Also, this could potentially lower our property values. These apartments should not be on the same road (Longview) as a rural plot with horses and cows.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission



DALTON ELLIOTT JR.

Your Name (please print)

3300 OAK ALLEY AUSTIN, TX. 78745

Your address(es) affected by this application

Dalton Elliott Jr. 11-29-05

Signature

Date

Comments: I AM CONCERNED ABOUT FLOODING ON OAK ALLEY STREET IF THIS AREA IS DEVELOPED. THE NEW APARTMENTS THAT WERE RECENTLY BUILT, HAVE THEIR DRAINAGE TAPPED INTO OAK ALLEYS DRAINAGE SYSTEM. WE ALREADY HAD MILD FLOODING IN THE LOW AREAS OF THE STREET, PRIOR TO THE CONNECTION. IT HAS NOT RAINED ENOUGH SINCE THE CONNECTION TO SEE WHAT WILL HAPPEN, IF THIS DOES GET DEVELOPED, PLEASE PUT A 200 FT BUFFER ZONE FROM THE BACK FENCES OF THE OAK ALLEY ST. HOMES. THESE DEVELOPMENTS PUSH ALL THE VARIANTS INTO THE NEIGHBORHOODS.

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City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0196

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Planning Commission
December 15, 2005 City Council



Betty Grubbs
Your Name (please print)

6405 Brodie Ln Austin Tx 78745

Your address(es) affected by this application

Betty Grubbs

Signature

12/1/05

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

SCOTT C. FAEZE
Your Name (please print)

8600 BISHOP CT. 78745

Your address(es) affected by this application

J. C. Faeze
Signature

11/30/05
Date



Comments: INTENSE DEVELOPMENT ONLY
ADDS MORE TRAFFIC ON THESE
ALREADY BUSY
COUNTY ROADS. IT HAS BECOME
INCREASINGLY NOISY AND THESE
SMALL BACK ROADS THAT OUR BACK
YARDS ABOUT. PLEASE KEEP THE
CURRENT ZONING OR ONLY ALLOW
LOW DENSITY DEVELOPMENT.

If you use this form to comment, it may be returned to:
City of Austin

Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810

Thank you!
J. Faeze

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission



Your Name (please print) Bruce + Deyanira Bacia

8509 Bisbee Ct. Austin, TX 78745

Your address(es) affected by this application

Bruce Bacia Sr. / Deyanira Bacia 11-30-05

Signature

Date

Comments: The surrounding streets, Longview Rd, Cameron Loop + Davis Lane are not adequate to support increase in traffic. Lack of controlled intersections are already a safety hazard with the current population density. Multifamily zoning is not appropriate for this area.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission



Dale Vaughan
Your Name (please print)

8500 Bibbee Ct, Austin, TX, 78745

Your address(es) affected by this application

Dale Vaughan
Signature

12/1/05
Date

Comments: The proposed zoning change is not appropriate for this location. First, it is between two single family neighborhoods and across from a row of single family duplexes. The development would not fit in with the neighborhood. Second the roads next to the development are very narrow. They would not support a medium density development. Third the property is bisected by the longhorn pipeline. Putting a large development on the pipeline increases the chance there could be an accident during construction.

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-05-0151
 Contact: Wendy Walsh, (512) 974-7719
 Public Hearing:
 December 6, 2005 Zoning and Platting Commission



Your Name (please print)
 Teva Lutz

8400 Siskin Cove Austin, Tx 78745
 Your address(es) affected by this application

Teva Lutz
 Signature

12-6-05
 Date

Comments: Neither Longview nor Carver Loop provides safe and sufficient access that an apartment complex would require. Both are too narrow and cannot safely support such traffic.

If you use this form to comment, it may be returned to:

City of Austin
 Neighborhood Planning and Zoning Department
 Wendy Walsh
 P. O. Box 1088
 Austin, TX 78767-8810

Walsh, Wendy

From: Development Review & Inspection
Sent: Wednesday, December 07, 2005 6:30 AM
To: Walsh, Wendy
Subject: FW: devweb - Comment on Zoning Case:C14-05-0151

Wendy:

FYI

Steve Wilkinson, AICP
Watershed Protection & Development Review Department
City of Austin, TX.
512-974-2657
<http://www.ci.austin.tx.us/development/>

-----Original Message-----

From: fridalado@hotmail.com [mailto:fridalado@hotmail.com]
Sent: Tuesday, December 06, 2005 3:39 PM
To: devweb@ci.austin.tx.us
Subject: devweb - Comment on Zoning Case:C14-05-0151

Date/Time Submitted: Tuesday, 12/6/05, 1539 hours

From: Norma Almanza
E-mail address: fridalado@hotmail.com
Subject: Comment on Zoning Case:C14-05-0151
Comments:

Public Hearing 12/06/2005 Neighborhood Planning & Zoning Department
Case Number: C14-05-0151

From: Norma Almanza
2835 Gettysburg Drive
Austin 78745
regular email: fridalado@hotmail.com

Comments: I am writing to oppose the development in question. My opposition is based on the fact that the existing streets can not handle the amount of traffic that would result from the development in question. There have been numerous traffic accidents at the intersection of Longview and Cameron Loop. The development at Davis Lane and Brodie is already causing persons to take other streets that feed into Cameron Loop. Even with speed bumps, the lack of traffic lights for this back road would create an even greater risk for all lives. There are no side walks on this part of Cameron Loop which is also used by students so this is an accident waiting to happen.

Thank you for the opportunity to comment.

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

ARTHUR I. STRINGER

Your Name (please print)

8501 BISBEE CT. AUSTIN, TX 78745

Your address(es) affected by this application

Arthur I. Stringer

Signature

12-4-05

Date

Comments: DAVIS LANE NEEDS TO BE
WIDENED TO 4 LANES. THE BUILDINGS
NEED TO BE LIMITED TO 2 STORIES,
AND NO MORE THAN 2 FAMILIES PER
STRUCTURE. NO APARTMENT TYPE
STRUCTURES.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

Barbara Jones
Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

8802 Dandelion Trl.
Your address(es) affected by this application

Barbara Jones 12-5-05
Signature Date

Comments: _____

We do not need any
more apts in this area

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810

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1

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0151
Contact: Wendy Walsh, (512) 974-7719
Public Hearing: December 6, 2005 Zoning and Platting Commission

I am in favor
 I object

Your Name (please print) Johna Perbe (President N.C.M.)

Your address(es) affected by this application 3010 SISKIN DR 78745

Signature [Signature] Date 12/15/2005

Comments:
Will create a lot of traffic
and the peaceful neighborhood will
be disturbed and would create
all sort of problems.
(512) 282 9954

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.ci.austin.tx.us/development

To: Wendy Walsh

FROM: Susan Diederich-

Cherry Creek Southwest Homeowners Assoc.

Date: 12/5/05

Re: Request for Postponement
Case # C14-05-0151

The above mentioned case is scheduled for hearing on Tues. Dec 6th 2005. A postponement is requested until after the holidays to give the association more time to meet with more of our homeowners and schedule a meeting with MR. Bennett to get a better consensus on this issue. I can be reached at 459-3766 if you have any questions.

POSTPONED TO 02/07/06 (APPLICANT)

[J.M; M.H 2ND] (7-0) K.J; J.G – ABSENT

- 9. Rezoning: C14-05-0187 - 1426 Toomey Road**
- Location: 1426 Toomey Rd, Town Lake Watershed
- Owner/Applicant: John Wooley
- Agent: John Wooley
- Postponements: Postponed from 11/15/05 (applicant)
- Request: **CS to DMU**
- Staff Rec.: **NOT RECOMMENDED**
- Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Neighborhood Planning and Zoning

POSTPONED TO 02/07/06 (APPLICANT)

[J.M; M.H 2ND] (7-0) K.J; J.G – ABSENT

- 10. Rezoning: C14-05-0189 - 1900 Barton Springs**
- Location: 1900 Barton Springs Rd, Town Lake Watershed
- Owner/Applicant: John Wooley
- Agent: John Wooley
- Postponements: Postponed from 11/15/05 (applicant)
- Request: **CS-CO and LO-CO to DMU**
- Staff Rec.: **NOT RECOMMENDED**
- Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Neighborhood Planning and Zoning

POSTPONED TO 02/07/06 (APPLICANT)

[J.M; M.H 2ND] (7-0) K.J; J.G – ABSENT

- 11. Rezoning: C14-05-0151 - Flex 15**
- Location: 8420 Longview Road, Williamson Creek - Barton Springs Zone; South Boggy Creek Watershed
- Owner/Applicant: Flex Realty, L.P. (Brett Vance)
- Agent: Jim Bennett Consulting (Jim Bennett)
- Postponements: Postponed from 12/6/05 (neigh)
- Request: **RR to MF-3**
- Staff Rec.: **RECOMMENDATION OF SF-6-CO WITH CONDITIONS.**
- Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning Department

APPROVED MF-1-CO DISTRICT ZONING WITH THE CONDITIONAL OVERLAY FOR
1) 1,000 TRIPS;
2) MAXIMUM OF 8 UNITS PER ACRE;
3) DRIVEWAY AND EGRESS FROM THE PROPERTY TO LONGVIEW ROAD SHALL BE
RIGHT TURN-OUT ONLY;

- 4) **DRIVEWAY ACCESS TO CAMERON LOOP SHALL BE LIMITED TO EMERGENCY ACCESS ONLY;**
 - 5) **HOODED AND SHIELDED LIGHTING IS REQUIRED AND WITHIN 25-FEET FROM THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES;**
 - 6) **THE HEIGHT FOR ALL BUILDINGS IS LIMITED TO TWO STORIES OR 28-FEET IN HEIGHT;**
 - 7) **RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS.**
- [M.HAWTHORNE; J. MARTINEZ 2ND] (7-0) K.JACKSON, J.GOHIL – ABSENT**

SUMMARY

Wendy Walsh, staff, gave presentation.

Jim Bennett – We have met with the neighborhood association and other concerned neighbors; and have worked out the agreement that Wendy has given you. We did agree also that we'd provide a setback of 25-feet around their perimeter for all buildings. The pipeline on the south side, we've met with the fire department and we increased the setback over there, so that setback on the south side would be the 25-feet plus the pipeline setback. We're limiting the number of units and the other conditions, we think it would be an appropriate zoning and we request that you would consider it for MF-1, with the conditions as read in by staff.

Commissioner Baker – I presume the 25-foot setback is from the SF-4A and the SF-3 development?

Mr. Bennett – And the MF; all around the perimeter.

FAVOR

Susan Diedrich, Cherry Creek South Homeowner's Association – Spoke in favor. We do not have opposition to the development.

Lorraine Atherton – Spoke in favor.

OPPOSITION

No Speakers.

Commissioner Martinez and Hawthorne moved to close the public hearing.

Commissioner Hawthorne – I move for MF-1-CO, the CO limited to 1,000 vehicle trips per day; 8 units per acre; 2-story 28-feet in height with a depth of 25-feet from the north, south, east and west property lines; hooded and shielded lighting; conditions in the neighborhood traffic analysis; the improvements proposed; driveway into Longview should be right only; emergency access only on Cameron Loop.

Commissioner Martinez – Second.

Commissioner Baker – How would you get into the property, if it's right only?

Commissioner Hawthorne – Only as an exit.

Ms. Walsh – Clearly we do need clarification; is it right in & right out? I need clarification from Mr. Bennett.

Commissioner Baker – What if I want to make a left turn, I can't go home? I'm being tacky, but how about when someone needs to go left?

Mr. Bennett – When you leave the site, you have to turn right; it's a right out.

Commissioner Hawthorne – So the exit will be right only?

Mr. Bennett – That's correct.

Ms. Walsh – So you can make a left onto the site; when you exit it's right turn only?

Mr. Bennett – That's correct.

Commissioner Baker – So when you leave that tract, you're going down to Davis Lane, period? So I can't go back onto Manchaca Road?

Mr. Bennett – That's correct.

Commissioner Baker – That's quite a limitation.

Mr. Bennett – Right out will take you to Cameron Loop; from Cameron Loop you'll have to turn right or left and go to Westgate.

Commissioner Baker – Okay; I guess I won't be able to go see "Suzy" if I can't turn left when I exit the site.

Laughter.

Motion carried. (8-0)

PETITION

Date: March 24, 2006

File Number: C14-05-0151

Address of
Rezoning Request: 8420 Longview Rd

To: Austin City Council

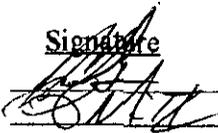
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Signature

Printed Name/Phone

Address

	James Dificato 858-775-4905	8405 Longview Rd
	Cirilo Macias 512-292-3722	8405 Longview Rd

Date: 3/27/06

Contact /Phone: Cheryl Cave
512-280-6677
512-699-9640

favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT 2, BLOCK C, CHERRY CREEK PHASE EIGHT SECTION SIX SMALL LOT SUBDIVISION, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 84, PAGES 88C-89A, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

A.P.N. : 04-1927-1002-0000

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee.

This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

The contract between GRANTOR, as seller, and GRANTEE, as buyer, may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed on this the _____ day of _____

P E T I T I O N

Date: March 24, 2006

File Number: C14-05-0151

Address of

Rezoning Request: 8420 Longview Rd

To: Austin City Council

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Signature

Printed Name/Phone

Address

Effie Gilder

EFFIE GILDER/282-4804

3233 DAK ALLEY AUSTIN, TX 78745

Date: _____ Contact /Phone: _____

P E T I T I O N

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Signature

Velma Castro

Printed Name/Phone

Velma Castro

Address

8407 Longview Rd 78745

Multiple horizontal lines for additional signatures and names.

Date: _____

Contact /Phone: _____

P E T I T I O N

Date: March 24, 2006
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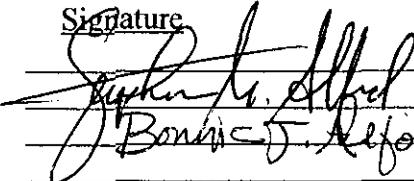
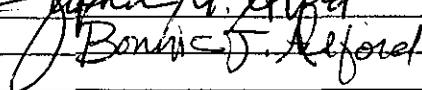
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Signature

Printed Name/Phone

Address

	Stephen M. Alford	3305 OAK ALLEY, 78745
	Bonnie J. Alford	3305 Oak Alley, 78745

Date: _____ Contact /Phone: _____

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Signature

Printed Name/Phone

Address

<i>Blanche Gonzales</i>	Blanche Gonzales	3301 Oak Alley
<i>Nathaniel Gonzales</i>	Nathaniel Gonzales	3301 oak Alley

Date: _____

Contact /Phone: 512-280-3301

P E T I T I O N

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Signature	Printed Name/Phone	713-666-2545	Address
<i>Elizabeth O. Winslow</i>	Elizabeth O. Winslow		3228 OAK ALLEY
<i>Paul G. Winslow</i>	PAUL G. WINSLOW	713-666-2545	3228 OAK ALLEY

Date: _____

Contact /Phone: _____

P E T I T I O N

Date: March 24, 2006

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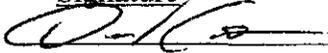
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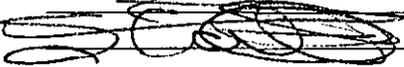
Printed Name/Phone

Address



DAVID CANTU

3213 OAK ALLEY, AUSTIN 7874



Shannon Cantu

11

Date: 3-27-06

Contact /Phone: 512-296-7750

P E T I T I O N

Date: March 24, 2006

File Number: C14-05-0151

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Signature

Printed Name/Phone

Address

Eddie Rostami

EDDIE ROSTAMI

3217 Oak Alley
(P.O. Box 91495, Austin TX 78761)

Date: 3/28/06

Contact /Phone: _____

P E T I T I O N

Date: March 24, 2006

File Number: C14-05-0151

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Signature

Printed Name/Phone

Address

Arthur L. Stringer

ARTHUR STRINGER / 280-4207

8501 BISBEE CT.

Yaping L. Stringer

YAPING STRINGER / 280-4207

8501 BISBEE CT.

Date: 3-27-06

Contact /Phone: _____

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Signature

Printed Name/Phone

Address

W. J. Wallace 512-291-1315
Walter Thomas Wallace 8401 Longview Rd 78745

Date: _____ Contact /Phone: _____

P E T I T I O N

Date: March 24, 2006

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Signature

Printed Name/Phone

Address

Cheryl Cave Cheryl Cave 512 280 6677 8411 Longview Rd

Date: _____

Contact /Phone: _____

P E T I T I O N

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Signature

Printed Name/Phone

Address

Vicki Haydon

Vicki Haydon 291-5304

8403 Longview Rd

Date: _____

Contact /Phone: _____

P E T I T I O N

Date: March 24, 2006
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Signature

Printed Name/Phone

Address

Pamela Susan Luton

Pamela Susan Luton 288-3934

(14701 Crosscreek)

John Luton

John Luton 288-3934

(14701 Crosscreek)

3222 Oak Alley

Date: 3/30/06

Contact /Phone: 288-3934

P E T I T I O N

Date: March 24, 2006

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Signature

Printed Name/Phone

Address

Robert M Stevenson

ROBERT M STEVENSON

3231 OAK ALLEY AUSTIN, TX 78745

Multiple horizontal lines for additional signatures and information.

Date: _____

Contact /Phone: _____

P E T I T I O N

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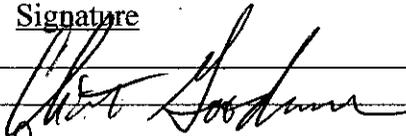
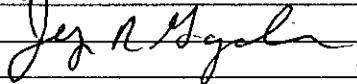
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Signature

Printed Name/Phone

Address

	Clint Goodman 290-3387	3237 OAK ALLEY
	Jerry R Gonzalez	3301 OAK ALLEY

Date: _____ Contact /Phone: _____

